

\$5,295,000 - Lot 1 Blue Mountain Road, Santa Rosa Beach

MLS® #881084

\$5,295,000

Bedroom, Bathroom, 10,019 sqft

Land on 0.23 Acres

BLUE MOUNTAIN BEACH, Santa Rosa Beach, FL

An exceptional opportunity to secure one of the only available gulf front homesites on all of 30A, boasting an impressive 90'+ of frontage on historic Blue Mountain Beach Road and extending over 350' to the mean high water line of the Gulf of Mexico. This property is perched at a high elevation (over 23' above sea level) and equipped with a functioning seawall (extending over 50' in length on the gulf side) for optimal storm protection. This exemplary site offers a generous building footprint that should accommodate a compound style home yielding multiple garage stalls and 50' of vertical height providing panoramic gulf vistas. This location also yields unobstructed western vistas including year-round sunsets as well as close proximity to world class restaurants, organic grocery as well as the outstanding communities of Seaside and Grayton Beach. Situated directly south of Highway 83, there is direct access to Highway 98 offering easy ingress and egress on and off Highway 30A. This property is currently occupied with a nostalgic beach cottage that will be removed prior to closing. Mature gardens & natural foliage that has been maintained and growing for decades provide an abundance of privacy and serenity on this rare gulf front homesite.



Essential Information

MLS® #	881084
Price	\$5,295,000
Sold Price	\$5,000,000
Date Sold	2022-06-02
Days until Sold	271
Square Footage	10,019
Acres	0.23
Type	Land
Sub-Type	Vacant Land
Status	Sold

Community Information

Address	Lot 1 Blue Mountain Road
Area	17 - 30A West
Subdivision	BLUE MOUNTAIN BEACH
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Amenities	Beach
Utilities	Electric, Gas - Natural, Gas Available, Phone, Public Sewer, Public Water
Features	Bulkhead/Seawall, See Remarks, Survey Available, Within 1/2 Mile to Water
Is Waterfront	Yes
Waterfront	Gulf

Exterior

Lot Description	Bulkhead/Seawall, See Remarks, Survey Available, Within 1/2 Mile to Water
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School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	968
Zoning	Resid Single Family
HOA Fees	0.00

Listing Details

Listing Office	Scenic Sotheby's International Realty
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